



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 17, 2017 – 7:00 P.M.
CITY COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Directors Report

1. Action taken on the Planning & Zoning Commission items by City Council at the January 10, 2017, regular meeting.

Consent Agenda (*Routine P&Z business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Commission member or member of staff.*)

2. Approve minutes from the January 3, 2017, regular meeting.
3. Capital Improvement Program (CIP) Status Report.
4. Final Plat – Consider a request for a Final Plat for Lot 1, Block H, Montgomery Ridge Phase IIA, being 7.775± acres situated in the Thomas G. Kennedy Survey, Abstract No. 500; generally located south of Montgomery Boulevard and west of US Highway 75. (FP-12/13/16-121) [Montgomery Ridge Phase IIA]

Regular Agenda

5. Combination Plat – Consider a request for a Combination Plat for Lot 2, Block H, Bray Central One, being 4.135± acres of land, located in the John Fyke Survey, Abstract No. 1692; generally located at the southeast corner of Exchange Parkway and Raintree Circle. (RP-12/14-16-124) [Allen Medical Plaza]
6. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Gymnastics and Sports Training Facility use. The property is an approximately 13,095± square foot portion of the building located on Lot 1, Block A of Lots 1 & 2, Allen Business Center II; generally located north of Bethany Drive and west of Greenville Avenue (and commonly known as 718 S. Greenville Avenue). (SUP-11/29/16-117) [Alliance Cheer at Tech Center One]

Executive Session (As Needed)

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

Adjournment

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, January 13, 2017, at 5:00 pm.

Shelley B. George, City Secretary

Allen City Hall is wheelchair accessible. Access to the building and special parking are available at the entrance facing Century Parkway. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 214-509-4105.

Director's Report from 1/10/2017 City Council Meeting

- There were no items taken to the January 10, 2017, City Council Meeting.



PLANNING AND ZONING COMMISSION

Regular Meeting

January 3, 2017

ATTENDANCE:

Commissioners Present:

Jeff Cocking, Chair
Ben Trahan, 1st Vice-Chair
Stephen Platt, Jr., 2nd Vice-Chair
John Ogrizovich
Luke Hollingsworth
Michael Orr
Shirley Mangrum

Absent:

City Staff Present:

Ogden "Bo" Bass, AICP, Director of Community Development
Joseph Cotton, PE, Assistant Director of Engineering
Meredith Nurge, Planner
Kevin Laughlin, City Attorney

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chairman Cocking called the meeting to order at 7:00 p.m. in the Allen Public Library Auditorium at 300 North Allen Drive.

Chairman Cocking shared the protocols regarding the Planning Zoning Commission Regular Meeting occurring in the Allen Public Library Auditorium. Chairman Cocking said that attendees who wish to address the Commission may step forward to the podium. He stated a microphone is available to accommodate those with functional and access needs who wish to make comments. Chairman Cocking said that the January 17, 2017, Planning and Zoning Commission Regular Meeting would occur in the City Council Chambers.

Directors Report

1. Action taken on the Planning & Zoning Commission items by City Council at the December 27, 2016, regular meeting, attached.

Consent Agenda (*Routine P&Z business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Commission member or member of staff.*)

2. Approve minutes from the December 20, 2016, regular meeting.
3. Final Plat – Consider a Final Plat for Allen High Point Addition, Block A, Lots 3 and 4, being 1.9175± acres situated in the Henry Wetsel Survey, Abstract No. 1026; generally located north of Exchange Parkway and west of Greenville Avenue. (FP-12/14/16-125) [Allen High Point Addition]
4. Final Plat – Consider a Final Plat for Montgomery Ridge Phase II, being 8.382± acres situated in the Thomas G. Kennedy Survey, Abstract No. 500; generally located south of Montgomery Boulevard and west of US Highway 75. (FP-11/28/160-115) [Montgomery Ridge Phase II]

Motion: **Upon a motion by 2nd Vice-Chair Platt, and a second by 1st Vice-Chair Trahan, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

The motion carried.

Regular Agenda

5. Public Hearing/Replat – Conduct a Public Hearing and consider a request for the Replat of Rivercrest Park Addition, being a Replat of Lot 1, Block 1, Bethany Worship Addition; generally located at the northeast corner of Greenville Avenue and Rivercrest Boulevard. (RP-8/16-16-70) [Rivercrest Park]

Ms. Meredith Nurge, Planner, presented the item to the Commission. She stated the item is a Replat for Rivercrest Park. She said that the property is generally located at the northeast corner of Greenville Avenue and Rivercrest Boulevard. The properties to the north and east are zoned Single Family Residential District R-4. The properties to the south (across Rivercrest Boulevard) are zoned Planned Development PD No. 6 Shopping Center SC and Community Facilities CF. The property to the west (across Greenville Avenue) is zoned Planned Development PD No. 58 Community Facilities CF.

A Planned Development amendment was approved in July 2016 for a single-family residential subdivision. Platting is the last step in the development process.

Ms. Nurge said that the Replat shows approximately 6.89± acres subdivided into 35 residential lots and six HOA lots. There are two access points for the property. The primary access point for the development is located on Rivercrest Boulevard. There is also a gated emergency access drive on the northwestern end of the property on Greenville Avenue. The plat shows various easements and right-of-way dedication required for development.

The Replat has been reviewed by the Technical Review Committee, is consistent with the PD Amendment Concept Plan, and meets the standards of the Allen Land Development Code.

Chairman Cocking opened the Public Hearing.

Chairman Cocking closed the Public Hearing.

Motion: Upon a motion by 2nd Vice-Chair Platt, and a second by 1st Vice-Chair Trahan, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Replat of Lot 1, Block 1, Bethany Worship Addition; generally located at the northeast corner of Greenville Avenue and Rivercrest Boulevard.

The motion carried.

6. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit for a Fueling Station use. The property is 0.999± acres out of the Witsaul Fisher Survey, Abstract No. 323; generally located north of Main Street and west of Angel Parkway. (SUP-6/14/16-49) [East Allen Retail]

Ms. Meredith Nurge, Planner, presented the item to the Commission. She stated the item is a Specific Use Permit for East Allen Retail. She said that the property is generally located north of Main Street and west of Angel Parkway. The property is zoned Planned Development PD No. 42 Shopping Center SC. The properties to the north, west, and east are zoned Planned Development PD No. 42 Shopping Center SC. The property to the south (across Main Street) is zoned Planned Development PD No. 44 Shopping Center SC.

Ms. Nurge explained that a Site Plan for approximately 11.148± acres is currently being reviewed on the hard corner (north of Main Street and west of Angel Parkway) for a retail/restaurant development. All proposed uses are permitted by right with the exception of the fueling station. The applicant is requesting a Specific Use Permit (SUP) for the Fueling Station use. The Allen Land Development Code (ALDC) requires a Fueling Station use to receive a Specific Use Permit (SUP) to locate within a Shopping Center SC zoning district. The SUP for the fueling station use is supported as an accessory use associated with the Market/Grocery use. The fueling station is to be developed in conjunction with or after the Market/Grocery use is developed. This condition will be added to the SUP ordinance.

Ms. Nurge said that the SUP Site Plan shows the approximately 0.999± acre property for a Fueling Station use. There are six double sided fuel pumps on the property as well an approximately 3,000 square foot proposed retail building.

There is one primary access point into the site through a proposed fire lane which connects to Main Street.

Parking and open space exceed ALDC standards. A 5' sidewalk will be constructed along Main Street.

Ms. Nurge said that the proposed retail building is one story with a maximum building height of 19'. Primary building materials include brick, stone, metal, and glass. The fueling station canopy is 21' feet in height and is constructed of stone and metal with a mansard roof.

The Specific Use Permit request has been reviewed by the Technical Review Committee and meets the standards of the Allen Land Development Code.

Commissioner Ogrizovich confirmed that the fueling station will not be built until, or after, the grocery store.

Ms. Nurge said yes.

1st Vice-Chair Trahan asked if the notification was sent to the areas surrounding the fueling station.

Ms. Nurge said that is correct.

Chairman Cocking asked if the retail facility will always be connected to the grocery store. Chairman Cocking asked what assurances were in place so that the retail facility will always be connected to the grocery store.

Ms. Nurge said that the ordinance for the East Allen Retail SUP will have specific language to ensure that the fueling station lot is tied to the grocery store component.

Chairman Cocking asked if the fuel pumps closed down, could the retail store remain open?

Ms. Nurge said that the retail store will always be connected to the grocery store.

Chairman Cocking opened the Public Hearing.

Chairman Cocking closed the Public Hearing.

Motion: Upon a motion by Commissioner Ogrizovich and a second by 2nd Vice-Chair Platt, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the request for a Specific Use Permit SUP for a Fueling Station use, being 0.999± acres; generally located north of Main Street and west of Angel Parkway.

The motion carried.

7. Tabled Item/Public Hearing – Conduct a Public Hearing and consider a request to change the zoning of 10.839± acres located in the Jas T. Roberts Survey, Abstract No. 777 and the Henry Wetsel Survey, Abstract No. 1026; generally located south of Stacy Road and east of Greenville Avenue, from Shopping Center SC to a Planned Development for Townhome Residential TH, and adopt Development Regulations, a Concept Plan, Hardscape Plan, and Building Elevations. (Z-9/16-16-87) [Stacy Villas]

Ms. Meredith Nurge, Planner, presented the item to the Commission. She stated that the item is a request to change the zoning from Shopping Center “SC” to a Planned Development for Townhome Residential “TH”. She said that the property is generally located south of Stacy Road and east of Greenville Avenue. The property to the north is zoned Shopping Center SC, and further north (across Stacy Road), is the Town of Fairview. The properties to the east are zoned Community Facilities CF and Single-Family Residential R-7. To the south, the property is zoned Single-Family Residential R-7. The properties to the west are zoned Shopping Center SC, and further west (across Greenville Avenue), zoned Shopping Center SC and Single-Family Residential R-5.

Ms. Nurge said that the property is currently zoned Shopping Center SC. The applicant is requesting to change the zoning by creating a Planned Development for a townhome development, and adopting Development Regulations, a Concept Plan, Hardscape Plan, and Building Elevations for the property.

Ms. Nurge said that staff received several letters of opposition; most of the letters were received before the item was tabled, at the previous Planning and Zoning Commission meeting. Ms. Nurge said that between the time that the item was tabled (on December 6, 2016) and the January 3, 2017, Planning and Zoning Commission Meeting, the applicant has reached out to the surrounding homeowners to address the concerns. Ms. Nurge said that the main concerns were as follows:

1. Additional traffic in the area
2. Increased school population
3. Privacy concerns
4. Decreased property values in the Silhouette subdivision.

Ms. Nurge said the Engineering Department is available to address any concerns regarding traffic. Ms. Nurge read from a letter that the City received from the Silhouette subdivision:

“The Board of Directors has determined that there are no foreseeable issues with the development of a townhome community nearby and this will not negatively effect property values for the Silhouette owners. We have been informed that all upstairs windows of the townhomes would be frosted glass to protect the privacy of Silhouette owners as well as new buyers in the developing community.”

Ms. Nurge said that Allen ISD had no concerns regarding school capacity from the Townhome Development.

Ms. Nurge presented the Concept Plan. The proposed residential development is approximately 10.839± acres. The Concept Plan shows a total of eighty-eight residential lots and six HOA lots. All lots have a minimum lot size of 25'X90' (2,250 square feet) and will be front-entry with a minimum dwelling unit area of 1,300 square feet. The gross lot density equates to 8.11 units/acre.

Of the six HOA lots, four are open space lots. Open Space provided exceeds *ALDC* standards. Pedestrian walkways with seating areas are provided throughout the open space areas. Two 3" caliper shade trees are required for each dwelling unit. A minimum of one tree will be planted on each dwelling unit, and the remaining shade tree will be planted either on the lot with the dwelling unit or within the open space areas of the property.

Ms. Nurge said that there are two primary access points into the development; one on Greenville Avenue, and one on Stacy Road through an Access, Utility, and Fire Lane Easement. Parking within the development will be provided through parking in the garage, driveway, and designated head-in parking areas. Parking along internal roadways is prohibited, and will be marked by curb striping indicating “No Parking.”

Ms. Nurge presented the Hardscape Plan which showed the screening for the property. Perimeter screening consists of an existing eight foot masonry (brick) screening wall on the southern and eastern portions of the property adjacent to the single-family development. An eight foot masonry (brick) screening wall will also be constructed along the northern and western portions of the property adjacent to the commercial lots. Screening on the western side of the development (and a small portion on the northern side of the development) will include an eight foot masonry (stone) wall. Interior screening will consist of six foot ornamental metal fencing.

Ms. Nurge said that staff is very pleased with the building elevations. She said that the primary building materials, shown on the three types of building elevations, are brick and stone with composition shingle roofing. Each of the three elevation types will be used on at least four (out of the 18) buildings in the development. Garage doors and driveways will be enhanced and treated. The maximum building height will be 2 ½ stories or 39'. Any windows on the second floor of the rear elevations of Lots 24-29, Block A, will be opaque glass/privacy windows.

Ms. Nurge then summarized the Development Regulations as follows:

- Base Zoning District: TH

- Concept Plan: The Property shall be developed in general conformance with the Concept Plan.
- Lot Design Criteria:
 - Minimum Lot Width: 25'
 - Minimum Lot Area: 2,250 sq. ft.
 - Minimum Dwelling Unit Size: 1,300 sq. ft. (air conditioned space)
- Garage Setback: 20' (to face of structure)
- Building Elevations:
 - The Property shall be developed in general conformance to the Building Elevations.
 - Each of the three elevation types shall be used on at least four (out of the 18) buildings in the development.
 - Garage doors shall be patterned with a wood-like texture.
 - The driveways shall be treated with a decorative concrete aggregate, with one of the following finishes:
 1. Exposed Aggregate
 2. Stained Concrete
 3. Salt Finished Concrete
- Any windows on a second floor of the rear elevation of Lots 24 through 29, Block A, must be opaque glass/privacy window.
- Maximum Building Height: 39'
- Screening: Screening on the Property shall be developed in general conformance with the Hardscape Plan.
- No building permit will be issued until the fence permit has been issued and construction begun. No final inspections will be conducted until the screening has been completed.
- No Parking: No on-street parking is allowed on the Property except where designated head-in parking is provided or anywhere that on-street parking is otherwise authorized by the Fire Marshall. "No Parking" will be indicated by curb striping.

Ms. Nurge described how the parking is strategically placed around the development to allow for the parking to be evenly distributed.

- Tree Planting: A minimum of 2 shade trees shall be planted for each dwelling unit. At least one of the required shade trees must be planted on the lot. The remaining shade tree can either be planted on the lot or within the open space areas of the Property. The Director of Community Development can withhold final inspections until the required number of shade trees has been planted.

Steve Lenart, 520 E. Central Parkway Suite 104, Plano, Texas, Applicant, presented to the Commission. Mr. Lenart said he met with the adjacent homeowners to discuss their concerns. Mr. Lenart said he is working with the surrounding property owners on relocating the fire lane so that it connects to Lisa Court. He also said that he is willing to construct an 8' screening wall along MJ Brown Street. Mr. Lenart summarized the citizen's concerns, which were as follows:

1. Proximity to the Townhomes
2. School Capacity Issues
3. Traffic Concerns
4. Building Height and Street Lighting
5. Home Values/Rental Concerns

Mr. Lenart said that he has revised the PD Concept Plan to allow for more space between the proposed development and the Silhouette subdivision. He described how several of the lots have been shifted to allow for more open space. He also described how Lots 12, 13, and 14, Block A, may be rotated due to a potential

change in the fire lane configuration. Mr. Lenart explained that the detention pond will be irrigated and landscaped, but will not have any active amenities. A sidewalk will be built along the right-of-way near the detention pond. Mr. Lenart showed a graphic explaining the distance from the Townhomes to the homes in the Silhouette subdivision. He also stated that opaque windows will be used to provide privacy to the Silhouette subdivision.

Mr. Lenart presented a report provided by Allen ISD to address the school capacity concerns. Mr. Lenart reviewed the estimated number of students that would be attending the surrounding schools. He said that the majority of the residents living in Stacy Villas would be empty nesters or young professionals. He reviewed the Allen ISD capacity report and said that he did not anticipate the schools being impacted.

Traffic concerns were discussed next. Mr. Lenart said the trips generated for the current Shopping Center zoning would be 4,150 trips per day and 4,875 trips per Saturday, if the subject property were to become a retail development. He explained that the trips generated by the townhome development, both for weekdays and Saturdays, were only 516 trips per day.

The maximum building height of the proposed development is 32'-9" in contrast to the maximum height of a commercial building that could be 45'.

The residential lighting is proposed to be 16' in height and would be LED full-cut off lights in which all of the light shines down.

The townhomes are estimated to be priced between \$290,000-mid \$300,000. Mr. Lenart stated that he does not feel comfortable with deed restrictions against rentals because of the legal concerns around enforcing the deed restrictions. He feels that the price of the townhomes will assist with the development in not becoming rental properties.

2nd Vice-Chair Platt asked for clarification regarding Lots 12, 13, and 14 being rotated.

Mr. Lenart said he is seeking staff level approval on the lots being rotated if the masonry screening wall along MJ Brown is not attainable.

Chairman Cocking said that this is a situation in which a fire lane is being shared by the residential property and the adjacent commercial property.

Mr. Lenart stated that they would need to adjust the lot lines.

Chairman Cocking reiterated that the request is to allow for staff to work with the applicant to adjust Lots 12, 13, and 14, Block A, to support the changing of the fire lane.

Chairman Cocking opened the Public Hearing.

Doug Galletti, 439 Deer Brooke Dr., Allen, Texas, spoke in favor of the request. He voiced concerns regarding traffic and traffic lights in the area.

Wendy Wilson, 1001 Shelborn Dr., Allen, Texas, spoke in opposition of the request. She voiced concerns regarding school capacity issues at Marrion Elementary and the ability for the school nurses to continue to treat students. She also voiced concerns regarding the increase in traffic both in Allen and in Fairview.

Sari Eljarrah, 1025 Shelborn Dr., Allen, Texas, spoke in opposition of the request. He voiced concerns regarding traffic in the area as well as density.

Christopher Carrigan, 1007 S. Shelborn Dr., Allen Texas, spoke in opposition of the request. He voiced concerns regarding parking in the area and the increase in noise and headlights. He also asked about adding more landscaping to assist with the lights and noise.

Hossam Hmimy, 1000 Shelborn Dr., Allen, Texas, spoke in opposition of the request. He voiced concerns regarding the capacity issues at the schools as well as an increase in traffic in the area.

Steve Bartels, 1711 White Rock Ct. Allen, Texas, spoke in opposition of the request. He commended the developer for reaching out to the citizens. He voiced school capacity concerns at Marrion Elementary and overall traffic concerns. He also voiced concerns regarding the potential for the townhomes becoming rental properties.

Chairman Cocking closed the Public Hearing.

Commissioner Ogrizovich asked if staff had communicated with Allen ISD and if the school district had any concerns regarding capacity issues.

Ms. Nurge said that she spoke with a representative of Allen ISD who said the school district is not concerned about the development.

Commissioner Orr asked about the traffic and ingress and egress.

Joseph Cotton, Assistant Director of Engineering, said that the development does not generate enough traffic to warrant a Traffic Impact Analysis (TIA). He said that a TIA was initially conducted when the General Development Plan (GDP) was approved. During the GDP process, the TIA revealed that the subject property would generate over 4,000 trips per day as a commercial property. Mr. Cotton stated that an inner local agreement was made between the City of Allen and the Town of Fairview for the expansion of Greenville Avenue at Stacy Road. He said that as of now, there are no plans to put in a traffic light at either of the entrances of the proposed development because of the close proximity to the Greenville Avenue and Stacy Road intersection. Mr. Cotton said that the completion of construction on US Highway 75 should assist with the traffic congestion in the area. Mr. Cotton said that ongoing discussions are occurring between the City of Allen and the Town of Fairview regarding traffic needs.

Chairman Cocking asked about the process for citizens to seek information regarding traffic lights to see if traffic lights could be added at intersections.

Mr. Cotton said that citizens could discuss traffic light concerns with him. He further explained that the initial TIA that was conducted during the GDP did not determine if any additional lights needed to be added; however, two deceleration lanes are being built, one of which will assist with turning into the proposed development. He said that there was never a plan install a light at MJ Brown Street at Greenville Avenue or Stacy Road.

Commissioner Mangrum voiced concerns regarding the unknowns about the 8' screening wall on Greenville Avenue and MJ Brown Street. She also said she was concerned with Lots 12, 13, and 14 being rotated to face Greenville Avenue. She asked about the parking spaces that are currently shown in the area.

Mr. Lenart said that an 8' masonry screening wall would be built adjacent to Greenville Avenue with the fire lane connecting to Lisa Court, if able. Mr. Lenart said that Lots 12, 13, and 14 would be rotated to avoid headlight visibility at night. He said that the parking spaces would be relocated.

Chairman Cocking summarized that the first option is to adjust the two fire lane drive aisles to a single fire lane drive aisle lining up with Lisa Court. However, if the developer is unable to get agreements from the other land owners to adjust the fire lane, then Lots 12, 13, and 14 would be shifted and an 8' masonry screening wall would be built.

1st Vice-Chair Trahan said that the proposed development is the best use of the property for the surrounding homeowners. He said that he would be in support of the proposed development providing that Lots 8, 9, 18-23, Block A, have the same opaque windows on the second floor facing the homeowners to the south as Lots 24-29.

Chairman Cocking said the distance between Lots 18-23 and the Silhouette neighborhood would be 90'-200'.

Mr. Lenart confirmed the location of Lots 8, 9, 18-23, Block A. He said that he was willing to change the windows to opaque on Lots 8 and 9, Block A, but asked for the windows on Lots 18-23 to remain because the units overlook open space and an 8' screening wall.

Commissioner Hollingsworth said that he appreciated the applicant reaching out to the surrounding homeowners.

2nd Vice-Chair Platt said that he agreed with 1st Vice-Chair Trahan regarding adding opaque windows on the second floor to Lots 8 and 9, Block A. He said there was enough distance between Lots 18-23, Block A, and the Silhouette subdivision to not add the opaque windows. He voiced concerns regarding the unknowns about the 8' screening wall on Greenville Avenue and MJ Brown Street. He believed that the proposed development was a better fit for the area than a retail center.

Chairman Cocking read the other citizen concern letters who did not speak during the public hearing.

The following residents submitted citizen responses:

- Wael El-Jarro, 1025 Shelborn Dr., Allen, Texas – Opposed
- Craig Healey, 1002 Shelborn Dr., Allen, Texas – Opposed
- Thuy Ngugen, 1004 Shelborn Dr., Allen, Texas – Opposed
- Jerry E. Hawkins, 1719 Zavala Dr., Allen, Texas – Opposed
- Steve Bartels, 1711 White Rock Ct., Allen, Texas – Opposed
- Hossam Hmimy, 1000 Shelborn Dr., Allen, Texas – Opposed
- Najwa El-Jarrah, 1000 Shelborn Dr., Allen, Texas – Opposed
- Wendy Wilson, 1001 Shelborn Dr., Allen, Texas – Opposed
- Christopher Crue, 1108 Burnett Dr., Allen, Texas – Opposed
- Irma Luna, 1718 Zavala Dr., Allen, Texas – Opposed
- Derek Barr, 1716 Zavala Dr., Allen, Texas – Opposed
- Dhnilo Dimafeux, 1712 White Rock Ct., Allen, Texas – Opposed
- Jerry Hawkins, 1712 White Rock Ct., Allen, Texas – Opposed
- Michelle Parsons, 1702 Terrell Dr., Allen, Texas – Opposed
- Chris Lawrence, 1730 Honey Creek Ln., Allen, Texas – Opposed
- Yijun Xiong, 1313 Rusk Dr., Allen, Texas – Opposed
- Mei Wang Yijun Xiong, 1324 Lamar Ln., Allen, Texas – Opposed
- Cory Schneider, 1707 Zavala Dr., Allen, Texas – Opposed
- Priscilla Ignaclo, 1701 White Rock Ct., Allen, Texas – Opposed
- Damion Foy, 1714 White Rock Ct., Allen, Texas – Opposed
- John Spencer, 1012 Burnet Dr., Allen, Texas – Opposed

- Jose S. Rohas, 1012 Shelborn Dr., Allen, Texas – Opposed

Chairman Cocking asked about the price per square foot of the proposed development.

Mr. Lenart said the price range is \$290,000-\$340,000 which equates to \$200 per square foot.

Chairman Cocking said that most of the homes in the Silhouette neighborhood are selling for \$95-\$100 per square foot.

Chairman Cocking said that another question that came up was regarding the townhomes becoming rental properties. He said that the only way in which deed restrictions can be enforced is if the neighbors sue the other neighbors. He said that deed restrictions are not managed by the City or the State, but by the Courts.

Chairman Cocking said that another question was regarding trees along Lots 24-29 to be used as screening.

Mr. Lenart said that there are a total 88 proposed lots with the requirement of 2 trees per lot. However, the townhomes will be front entry causing space constraints to accommodate the 2 trees per lot. Mr. Lenart said that there will be one tree per lot with the remainder of the trees planted throughout the open space areas and along Greenville Avenue. He said that lots 24-29 will have trees in the backyards to provide screening. He said that there will be potentially more trees in the backyards than the front because of the space constraints in the front.

Chairman Cocking said that he understood that most of the concerns regarding the potential development are traffic, but that the proposed development will have significantly less traffic than a retail development. Chairman Cocking further stated that Allen ISD does not have any concerns regarding capacity issues. Chairman Cocking said that his concerns were alleviated. He asked about the timing regarding whether or if the fire lane will connect to Lisa Court or if an 8' screening wall would be built.

Mr. Lenart said that he was unsure regarding timing. He said he will construct an 8' masonry screening wall on the north side of Lisa Ct. and rotate Lots 12, 13, and 14. He said he was unsure if this issue would be resolved by the tentatively scheduled City Council date of January 24, 2017.

Chairman Cocking said that the decision would need to be made before a Preliminary Plat. Chairman Cocking asked staff regarding timing.

Bo Bass, Director of Community Development, said that the zoning must be approved to make a determination on timing. Mr. Bass said that staff is comfortable with including two potential options. He said that the first option is for the developer to construct an 8' screening wall on MJ Brown Street. He explained that there is not a way to add another access point into the proposed development because it would be too close to the intersection and median break. Mr. Bass said that staff has the authority, according to the ALDC, to rotate units in order to improve the quality of life of the residents as long as the number of units do not increase or decrease and primary access points do not change or substantially alter the circulation. Mr. Bass said that the rotation of the units would only occur if the two fire lanes are not able to be consolidated into one. Mr. Bass said that the applicant is being required to purchase the tract of land to the north as well as the vacant tract of land between Firestone and Walgreens. Mr. Bass said that he was comfortable with the Planning and Zoning Commission recommending that staff have the authority to make the decisions.

Kevin Laughlin, City Attorney, said that the ordinance would have optional language to allow for the fire lane issue to be resolved.

Mr. Bass said that the graphics for City Council will have both potential situations; the masonry screening walls between the fire lanes with the units rotated or the fire lanes connecting to Lisa Court.

Chairman Cocking said that he heard three potential addendums to the motion: the revised Concept Plan used in the applicant's presentation to be used as part of the recommendation; that Lots 8 and 9, Block A, have opaque windows on the second floor windows; and that staff would have the option of working through the resolution of the fire lane reconfiguration.

Mr. Laughlin recommended that the ordinance include those revisions.

Motion: **Upon a motion by 1st Vice-Chair Trahan, and a second by Commissioner Mangrum, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the request to change the zoning of 10.839± acres generally located south of Stacy Road and east of Greenville Avenue, from Shopping Center "SC" to a Planned Development for Townhome Residential "TH", and adopt Development Regulations, a Concept Plan, Hardscape Plan, and Building Elevations for Stacy Villas, along with the three items of revision; that Lots 8 and 9, Block A, have opaque windows on the second floor of the south facing side; to use the revised Concept Plan that was provided by the applicant; and for staff to work with the developer regarding the potential fire lane reconfiguration.**

The motion carried.

Executive Session *(As Needed)*

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

Adjournment

The meeting adjourned at 8:55 p.m.

These minutes approved this _____ day of _____ 2017.

Jeff Cocking, Chairman

Meredith Nurge, Planner

Director's Report from 12/27/2016 City Council Meeting

- No meeting was held by City Council on December 27, 2016.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	January 17, 2017
SUBJECT:	Capital Improvement Program (CIP) Status Report
STAFF RESOURCE:	Chris Flanigan, PE Director of Engineering
PREVIOUS COMMISSION/COUNCIL ACTION:	None.
LEGAL NOTICES:	None.
ANTICIPATED COUNCIL DATE:	None.

BACKGROUND

Every month the Engineering Department will provide a status update of the City's Capital Improvement projects.

STAFF RECOMMENDATION

N/A

MOTION

N/A

ATTACHMENTS

CIP Progress Report through December, 2016
CIP Map through January, 2017

ENGINEERING CIP REPORT - THROUGH DECEMBER 2016

		PROJECT		STATUS / COMMENTS		CONST. DATES
ROADS	CITY	1	2015 Intersection Improvements	ST1504	City has begun the process to acquire three of the four properties through eminent domain.	TBD
		2	Alma Drive Improvements (Hedgcoxe-SH121)	ST1503	Paving improvements and Landscaping of Phase 1 is Complete	Landscaping Complete
		3	Ridgeview Drive (Watters - Chelsea)	ST1701	Project is in design phase. Accelerated 2-lane plans are completed. AISD to build the two lanes of Ridgeview prior to Summer 2017.	in Phases
		4	2017 Median Improvement Project	ST1705	Project is under design by Lee Engineering.	TBD
		5	Chelsea Blvd Intersection Improvements	ST1703	Project is under design by Corwin Engineering. The project is to improve the intersection of Chelsea Blvd and Allen Commerce Drive.	TBD
ROADS	OTHERS	6	FM 2551 (Main St - Parker Rd)	ST0316	Design of widening to six lanes being managed by Collin County. Resolution of support passed by City May 24, 2016.	2020
		7	Ridgeview / US 75 Overpass	TXDOT	TxDOT has hired HDR to design the reconstruction of the overpass. Preliminary Engineering and Environmental Process is underway. TxDOT is coordinating with the FHWA.	TBD
		8	Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704 NTMWD	TxDOT contractor has begun Phase 1, which includes constructing the Northern half of the road. Contractor will begin paving Phase 1 in the coming weeks, with next traffic switch planned for April.	Complete Jan. 2018
		9	Watters / Bray Central Street Lights	JBGL	Project is Complete	Completed
		10	US 75 Widening	TXDOT	Addition of 2 general purpose lanes, selected ramp reversals, and intersection improvements. New Exchange Parkway Exit is open.	Complete March 2017
UTILITIES		11	Fountain Park Water/SS Rehab, Ph 2	WA1403	SYB is currently 100% complete with the proposed water main. SYB is placing the first course of asphalt paving on Pebblebrook Drive between Sycamore and Roaring Springs.	Complete July 2017
		12	Hillside Water & Sanitary Sewer Rehab.	WA1605	Half Associates has started design of the Hillside project.	Design Complete May 2017
		13	Stacy Ground Storage Tank & Rowlett Tower Repaint	WA1604	5 proposals received on 12/28. Staff is evaluating proposals in preparation for the January 24 award.	May 2017
OTHER		14	Olson & Beverly Elementary Sidewalk Improvements	ST1501	TxDOT LPAFA signed and returned by the City. TxDOT is currently reviewing the 95% plans.	Complete before Fall 2017
		15	Library Parking Lot Expansion	LB1701	Preliminary Plans were submitted and will be resubmitted the first week of February 2017	TBD

CONSTRUCTION

DESIGN

DESIGN (BY OTHERS)

CONSTRUCTION (BY OTHERS)

FUTURE

ENGINEERING CIP MONTHLY REPORT

**JANUARY
2017**

CONSTRUCTION

DESIGN

**CONSTRUCTION
(By Others)**

**DESIGN
(By Others)**

FUTURE

**ENGINEERING
DEPARTMENT
214.509.4576**

**DIRECTOR:
CHRIS
FLANIGAN**



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE:	January 17, 2017
SUBJECT:	Consider a request for a Final Plat for Lot 1, Block H, Montgomery Ridge Phase IIA, being 7.775± acres situated in the Thomas G. Kennedy Survey, Abstract No. 500; generally located south of Montgomery Boulevard and west of US Highway 75. (FP-12/13/16-121) [Montgomery Ridge Phase IIA]
STAFF RESOURCE:	Madhuri Mohan, AICP Senior Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	October, 1998 – Adopted PD No. 74 August, 2015 – Adopted PD No. 121 March, 2016 – Preliminary Plat Approved
LEGAL NOTICES:	None.
ANTICIPATED COUNCIL DATE:	None.

BACKGROUND

The property is generally located south of Montgomery Boulevard and west of US Highway 75. The properties to the north (across Montgomery Boulevard), west, and south are zoned Planned Development PD No. 121 for Single-Family Residential R-7, Multi-Family Residential MF-18, and Corridor Commercial CC. The property to the east is zoned Planned Development PD No. 66, Corridor Commercial CC.

A Planned Development amendment was approved in August 2015 for Montgomery Ridge Phase II, intended to be a unique mixed-use development with office, housing, and retail/commercial uses. The Preliminary Plat was approved in March 2016. The approved Preliminary Plat showed the entire development (approximately 90.816± acres). The Final Plat is the last step in the development process. The subject Final Plat is for the Multi-Family piece, for which a Site Plan was approved in December 2016.

The Final Plat shows one (1) lot which is approximately 7.775± acres. There are three (3) access points into the development. There is one (1) access point on Montgomery Boulevard, one (1) access point on a proposed Marian Drive, and one (1) access point on Granada Drive. The plat also shows various easements required for development.

The Final Plat has been reviewed by the Technical Review Committee, is generally consistent with the PD Concept Plan and Preliminary Plat, and meets the requirements of the Allen Land Development Code.

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to approve the Final Plat for Lot 1, Block H, Montgomery Ridge Phase IIA, being 7.775± acres; generally located south of Montgomery Boulevard and west of US Highway 75.

ATTACHMENTS

Final Plat

[illegible]

NORTH 15°12'23" EAST, A DISTANCE OF 0.50 FEET TO A BURY CAP FOUND FOR CORNER;

SOUTH 41°06'49" EAST, A DISTANCE OF 167.77 FEET TO A BURY CAP FOUND FOR CORNER;
SOUTH 39°06'16" EAST, A DISTANCE OF 26.69 FEET TO A BURY CAP FOUND FOR THE POINT OF CURVATURE OF CURVE TO

SOUTHEASTLY CURVE OF THE HIGHWAY, A TRACT OF LAND CONTAINING 240.93 ACRES, LIES PASSING COMMON CORNER OF SAID 8.510 ACRE TRACT OF LAND AND SAID 3.112 ACRE TRACT OF LAND CONTAINING OVER AND ACROSS SAID 8.510 ACRE TRACT OF LAND THROUGH A TOTAL CENTRAL ANGLE OF 56°03'57". FOR A TOTAL ARC LENGTH OF 254.42 FEET, A CHORD BEARING OF SOUTH 18°38'01" EAST AND A CHORD DISTANCE OF 244.38 FEET TO A BURY CAN FIND FOR THE END OF

NORTHWESTERLY WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°43'00", FOR AN ARC LENGTH OF 37.62 FEET, A CHORD BEARING OF NORTH 84°37'47" WEST AND A CHORD DISTANCE OF 37.62 FEET TO A BURY CAP FOUND FOR THE POINT OF TANGENCY;

TO THE RIGHT HAVING A RADIUS OF 68.00 FEET;
NORTH 00°40'43" EAST, A DISTANCE OF 663.80 FEET TO A BURY CAP FOUND FOR THE POINT OF CURVATURE OF CURVE
THROUGH A CENTRAL ANGLE OF 14°31'41" FOR AN ARC LENGTH OF
NORTHEASTERLY WITH SAID CURVE TO THE RIGHT.

THE STATE OF TEXAS, COUNTY OF DALLAS, ss. I, _____, Clerk of the County, do hereby certify that the foregoing is a true and correct copy of the original of the same as the same appears from the records of said County.

[illegible]

CT MONTGOMERY PARTNERS, LP, A DELAWARE LIMITED PARTNERSHIP
BY: CT MONTGOMERY GP, LP, A TEXAS LIMITED PARTNERSHIP, ITS GENERAL PARTNER

W. T. FIELD, PRESIDENT

STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2017.

DATE	Preliminary This document is to be recorded for any purpose. For Review Purposes Only. Not for Distribution. Registration No. 5724
MICHAEL J. MURPHY, D.P.S. 12722A S. WILSON AVE. SUITE 400 DALLAS, TEXAS 75243 (972) 991-0011	

_____, 2017.
CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2017.
_____,
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED IN THE
MICHAEL J. MURPHY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND I, THE UNDERSIGNED, TRUSTED IN, AT THE PRESENT ADDRESS OF _____, AND I, OR THE OFFICE ON THE PRESENT INSTRUMENT, HET DATED

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CHAIRPERSON	SECRETARY
PLANNING & ZONING COMMISSION	PLANNING & ZONING COMMISSION

MAYOR

DATE

WILL SECRETARY, WILL OF ALLEN

FINAL PLAT

LOT 1, BLOCK H
7.775 ACRES

ABSTRACT NO. 500,
CITY OF ALLEN, COLLIN COUNTY, TEXAS

CT MONTGOMERY PARTNERS LP
1600 N. COLLINS BLVD., SUITE 1500
RICHARDSON, TEXAS 75080

PROJECT: 222210364

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: January 17, 2017

SUBJECT: Consider a request for a Combination Plat for Lot 2, Block H, Bray Central One, being 4.135± acres of land, located in the John Fyke Survey, Abstract No. 1692; generally located at the southeast corner of Exchange Parkway and Raintree Circle. (RP-12/14-16-124) [Allen Medical Plaza]

STAFF RESOURCE: Meredith Nurge
Planner

**PREVIOUS BOARD/
COUNCIL ACTION:** May, 1993 – Adopted PD No. 54

LEGAL NOTICES: None.

ANTICIPATED COUNCIL MEETING: None.

BACKGROUND

The property is generally located at the southeast corner of Exchange Parkway and Raintree Circle. The property to the north (across Exchange Parkway) is zoned Planned Development PD No. 108, for Mixed Use. The property to the east and south is zoned Planned Development PD No. 54 for Corridor Commercial CC. The property to the west (across Raintree Circle) is zoned Planned Development PD No. 108 for Office O.

The property is zoned Planned Development PD No. 54 Corridor Commercial CC. A Site Plan for a Medical Office building was approved in December 2016. Platting is the last step in the development process. A Combination Plat is submitted as the tract of land is subdivided into three (3) lots or less, there is no change in street locations, and the requirements for both the Preliminary Plat and Final Plat are met.

The Combination Plat shows approximately 4.135± acres. There are two (2) points of access into the development. One (1) through a proposed access easement on Exchange Parkway and one (1) through a proposed access easement on Raintree Circle. The Plat also shows right-of-way dedication and various easements required for development.

The Combination Plat has been reviewed by the Technical Review Committee and meets the requirements of the Allen Land Development Code.

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to approve the Combination Plat for Lot 2, Block H, Bray Central One, being 4.135± acres of land; generally located at the southeast corner of Exchange Parkway and Raintree Circle.

ATTACHMENTS

Combination Plat

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

- AGENDA DATE:** January 17, 2017
- SUBJECT:** Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Gymnastics and Sports Training Facility use. The property is an approximately 13,095± square foot portion of the building located on Lot 1, Block A of Lots 1 & 2, Allen Business Center II; generally located north of Bethany Drive and west of Greenville Avenue (and commonly known as 718 S. Greenville Avenue). (SUP-11/29/16-117) [Alliance Cheer at Tech Center One]
- STAFF RESOURCE:** Meredith Nurge
Planner
- PREVIOUS BOARD/COUNCIL ACTION:** October, 1981 – Adopted PD No. 3
May, 1985 – PD No. 3 Amendment Approved
June, 1986 - Final Plat Approved
July, 2015- PD No. 3 Amendment Approved
- LEGAL NOTICES:** Public Hearing Sign Installed – January 6, 2017
Property Hearing Letter Mailed – January 6, 2017
- ANTICIPATED COUNCIL MEETING:** February 14, 2017

BACKGROUND

The property is generally located north of Bethany Drive and west of Greenville Avenue. The property to the north is zoned Planned Development PD No. 3 for Light Industrial LI. The properties to the west and south are zoned Planned Development PD No. 3 for Shopping Center SC. To the east (across Greenville Avenue), the properties are zoned Planned Development PD No. 46 for Community Facilities CF and Single-Family Residential District R-5.

The applicant is proposing to tenant an approximately 13,095± square foot portion of the existing building for a competitive cheerleading training facility. Staff categorizes this type of use as a Gymnastics and Sports Training Facility use.

The property is zoned Planned Development PD No. 3 for Light Industrial LI. The Allen Land Development Code requires a Specific Use Permit SUP for a Gymnastics and Sports Training Facility use within the Light Industrial zoning district.

The applicant submitted a business summary in conjunction with the SUP application. The following is a summary of the proposed business operations:

- Regular operating hours: Monday through Friday 4:30 p.m. – 9:30 p.m.; Saturday 10:00 a.m. – 6:00 p.m.; Sunday 1:00 p.m. – 9:00 p.m.
- Any special events will be held on weekends.
- The center will be staffed with a maximum of six staff members and 60 students.

The applicant is confident that parking provided will adequately support the facility because of parent drop-off and evening operating hours. Staff also believes the amount of parking is adequate for the proposed use.

There are no proposed changes to the exterior of the building.

The Specific Use Permit request has been reviewed by the Technical Review Committee.

STAFF RECOMMENDATION

Staff recommends approval.

RECOMMENDED MOTION

I make a motion to recommend approval of the request for a Specific Use Permit SUP for a Gymnastics and Sports Training Facility use for the approximately 13,095± square foot portion of the building; generally located north of Bethany Drive and west of Greenville Avenue (and commonly known as 718 S. Greenville Avenue).





ATTACHMENTS

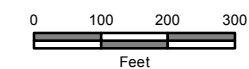
Property Notification Map
SUP Site Plan



Property Ownership Notification
Alliance Cheer Tech Center One
SUP

Map Legend

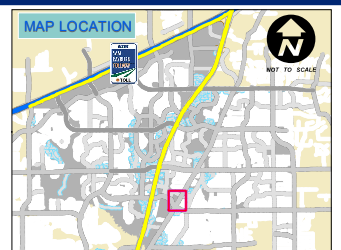
-  200' Notification Buffer
-  Railroad
-  Public Rezone
-  CollinCAD Parcels



Community Development - GIS

Date Saved: 1/4/2017

NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.



TECH CENTER ONE at

THE TECH CENTER on GREENVILLE

Zoning: PD 3 Light Industrial

Lot Size: 2.696 Ac (117,420 sf)
Building Area: 37,127 SF
Lot Coverage: 31.6%
FAR: 0.316:1
Building Height: 27' - one story
Parking Req'd: 72
Parking Prov'd: 119
Accessible Parking Provided: As per TAS requirements

SUP REQUEST FOR ALLIANCE CHEER LLC

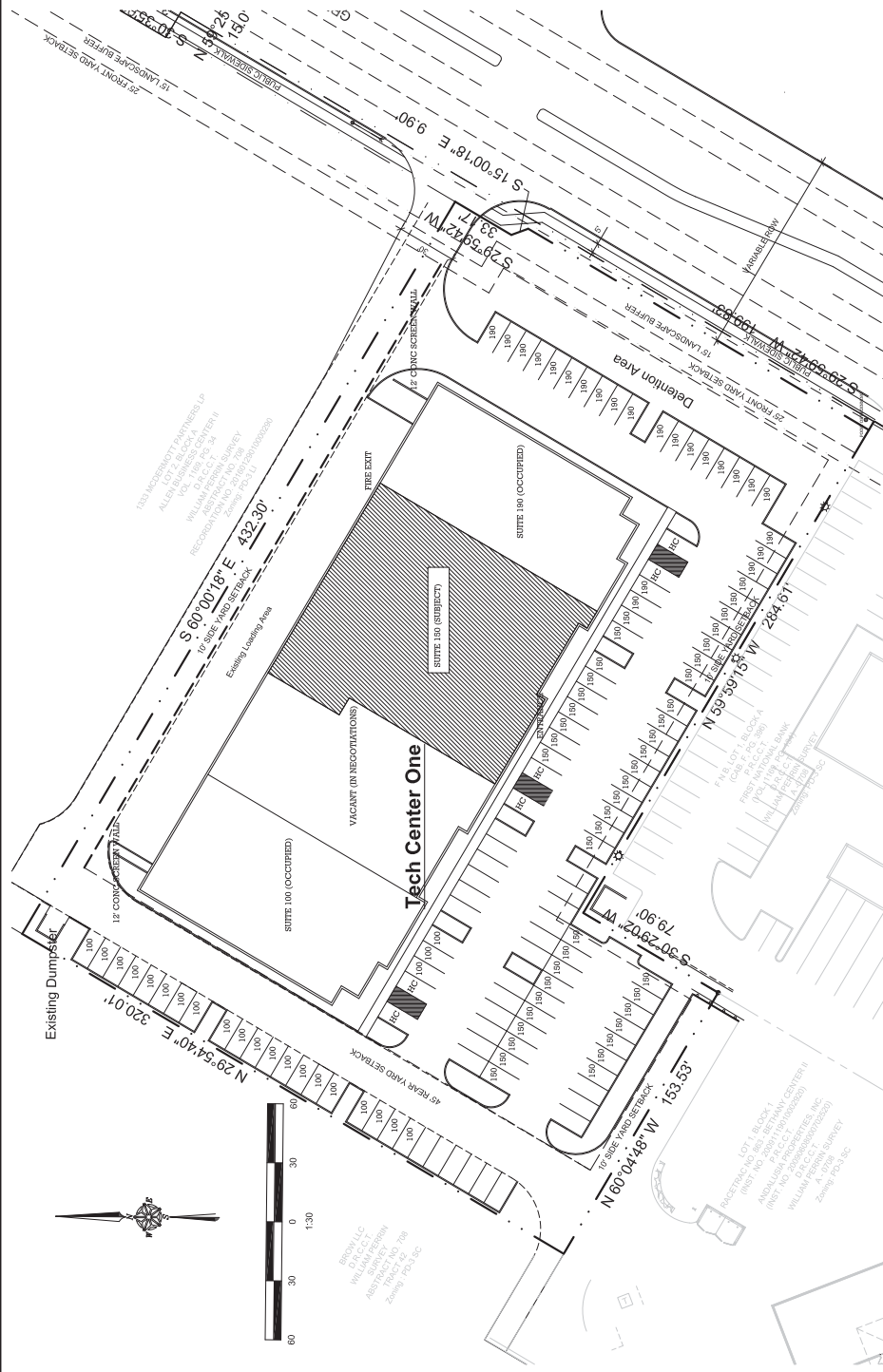
Use: Gymnastics and Sports Training Facility

Tenant Space: 13,095 SF
Parking Ratio: 1:100
Parking Req'd per Code: 86
Parking Prov'd (pro-rata): 43

Regular operational hours for the Tenant will be as follows:

Monday through Friday: 4:30 pm - 9:30 pm
Saturday: 10:00 am - 6:00 pm
Sunday: 1:00 pm - 9:00 pm

Guidelines for parking, circulation and pickup/drop-off will be provided by Tenant to their clients upon enrollment and enforced by Tenant as part of normal operations.



SUP SITE PLAN

LEGAL:

Lot 1, Block A of Lots 1 & 2, Allen Business Center II
City of Allen, Instrument No. 20160128010000290, Plat
Records, Collin County, Texas, 719 S. Greenville Avenue,
Allen, TX 75002

OWNERSHIP:

GreenTech One LP
780 N. Walters Road, Suite 120
Allen, TX 75013
214-495-8581

ARCHITECT:

Bruce R. Heller, Architect
780 N. Walters Road, Suite 120
Allen, TX 75013
214-495-8581

SITE SIZE:

2.696 Acres

